

March 14, 2023

Melanie Schneider
Planner, Community Planning
Toronto and East York District
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Ms. Schneider:

**Re: *Zoning By-law Amendment Application*
 *2400 - 2440 Dundas Street West, Toronto, ON***

Introduction

We are the planning consultants for the applicant, Fora Developments, with respect to the property at 2400 – 2440 Dundas Street West, which is located on the east side of Dundas Street, just north of Bloor Street West (“the subject site”). On behalf of our client, we are pleased to submit a Zoning By-law Amendment Application to permit the redevelopment of the subject site two mixed-use buildings with comprised of three towers ranging in heights from 18- to 36-storeys.

The proposal will revitalize an underutilized site with new residential uses, retail areas, including a new grocery store and live-work units at the base and core employment uses. In terms of public realm improvements and connectivity, the centrally located 1,000 square metre Privately Owned Publicly Accessible space (“POPS”) / Park will serve as a new open space for current and future residents of the area, and the proposed private road will provide vehicular and pedestrian access to the new GO/UP Station pick-up/drop-off loop to the south of the subject site. The proposed development will have a total gross floor area of approximately 58,900 square metres, resulting in a density of 5.3 FSI.

Employment Lands Conversion Request

On July 22, 2022, City Council adopted Official Plan Amendment No. 591 (“OPA 591”) and By-law 1106-2022 to permit the conversion of lands designated *General Employment Areas* and *Core Employment Area* to a more permissive land use, such as *Mixed Use Areas*. As it relates to the subject site, the lands were redesigned from *General Employment Areas* to *Mixed Use Areas*. Among other amendments, OPA 591 introduced several Site and Area Specific Policies (“SASP”) to Chapters 6 and 7 of the

Official Plan. SASP 769 provides specific land use provisions related to the subject site, including providing access to the GO/UP Station pick-up and drop-off area, constructing a food/grocery store and delivering a new POPS/Park area. OPA 591 has been submitted to the Minister of Municipal Affairs and Housing for final approval and is currently under review.

Pre-Application Consultation

Fora Developments is committed to meaningful community consultation both early and throughout the development application process. In addition to meeting with City Staff and the local Councillor in December 2022 and January 2023 respectively, members of the project team met with the West Bend Community Association on February 15, 2023, and hosted a virtual community meeting on February 22, 2023. We have also created a project website (www.2400dundas.com) and launched a survey to gather feedback on such matters as the public realm. Feedback received from the consultation events and project website have helped inform our current rezoning submission, e.g. the proposal now plans on restricting vehicle movements at the new signalized intersection at Chelsea Avenue.

Submission Materials

In support of the application, please find enclosed the following materials for your review and consideration:

- A digital copy of the completed Development Approval Application Form, fee schedule and Project Data Sheet;
- A digital copy of the Planning Application Checklist, issued December 20, 2022;
- A digital copy of the boundary and topographic survey, dated May 12, 2022 and prepared by KRCMAR;
- A digital copy of the Architectural Plans (includes site plan, floor plans, roof plans, building elevations and building sections,), dated March 10, 2023, prepared by Giannone Petricone Associates Architects ;
- A digital copy of the Sun/Shadow Study, dated March 7, 2023, prepared by Giannone Petricone Associates Architects;
- A digital copy of the Concept Landscape Package, including Soil Volume Plan, dated March 6, 2023, prepared by North Design Office;
- A digital copy of the completed Sun/Shadow Study Checklist, prepared by Giannone Petricone Associates Architects;

- A digital copy of the Arborist Report, including the Tree Preservation Plan, dated February 27, 2023, prepared by The MBTW Group;
- A digital copy of the Civil Drawings (includes site servicing, site grading, and public utilities plans), dated March 10, 2023, prepared by IBI Group;
- A digital copy of the Functional Servicing and Stormwater Management Report, dated March 10, 2023, prepared by IBI Group;
- A digital copy of the Energy Strategy Report, dated March 7, 2023, prepared by EQ Building Performance;
- A digital copy of the Transportation Report, dated March 2023, prepared by BA Group;
- A digital copy of the Pedestrian Level Wind Study and Template A, dated March 8, 2023, prepared by SLR Consulting;
- A digital copy of the Environmental Noise and Vibration Assessment, dated March 8, 2023, prepared by SLR Consulting;
- A digital copy of the Geotechnical Report, dated March 8, 2023, prepared by Terrapex Environmental;
- A digital copy of the Hydrogeological Report, dated March 6, 2023, prepared by GEMS;
- A digital copy of the Compatibility/Mitigation Study, dated March 8, 2023, prepared by SLR Consulting;
- A digital copy of the Planning and Urban Design Rationale Report (including Housing Issues Report), dated March 2023, prepared by Bousfields Inc.;
- A digital copy of the Public Consultation Strategy Report, dated March 2023, prepared by Bousfields Inc.;
- A digital copy of the Rail Safety and Risk Mitigation Study, dated March 9, 2023, prepared by Hatch Ltd.;
- A digital copy of the Block Context Plan, dated March 2023, prepared by Bousfields Inc.;
- Draft Zoning By-law Amendment, By-law 569-2013;
- Draft Zoning By-law Amendment, By-law 438-86;

- TGS Statistics Checklist and Template;
- A digital copy of the Pre-Application Consultation Meeting Urban Design Comment Response Matrix;
- Simplified architectural graphics; and
- A Computer Generated Building 3D MassModel.

We trust that the foregoing is satisfactory. However, if you have any questions or require addition information, please do not hesitate to contact Claire Ricker (cricker@bousfields.ca), or the undersigned, of our office.

Yours very truly,

Bousfields Inc.



Kate Cooper, MCIP, RPP

cc: Elsa Fancello, EVP, Development, Fora Developments